

9, 4603 Ryders Ridge Boulevard
Sylvan Lake, Alberta

MLS # A2246756

\$339,900



Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 364
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Refrigerator, stove, microwave hoodfan, dishwasher, washer, dryer, garage door opener and 1 control

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom end unit townhouse offering style, space, and convenience! Located in a desirable neighborhood, this move-in-ready home features an attached single garage, a covered rear deck, and a functional, open-concept layout that's perfect for modern living. The main floor showcases durable laminate flooring, a bright and spacious living area, and a well-appointed kitchen that flows effortlessly into the dining space—ideal for everyday living or entertaining. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a private 4-piece ensuite and walk-in closet. Enjoy the comfort of brand-new carpet, fresh paint throughout, and a clean, neutral palette ready for your personal touch. The unfinished basement offers endless possibilities for future development—whether you need extra living space, a home office, or a gym. All appliances are included, even the washer and dryer—just move in and enjoy! This end unit offers extra privacy, added natural light, and the bonus of a covered rear deck—perfect for relaxing or BBQs year-round. Whether you're a first-time buyer, investor, or looking to downsize, this property is a must-see!